

Industrial Investment

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For Sale By Private Treaty

(Tenant Not Affected)

Units D2a, D2b, D3 and 0.36 Hectare Site,
Blessington Industrial Estate, Blessington, Co. Wicklow

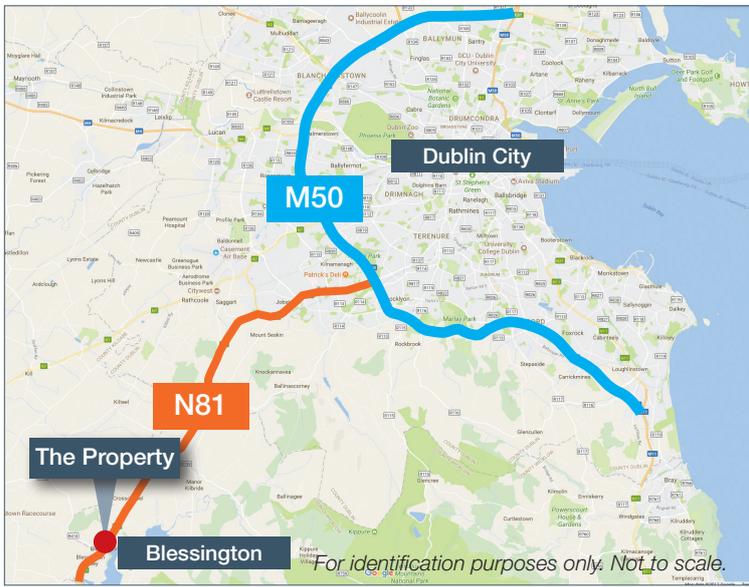


- The portfolio includes two interconnected industrial units and one detached industrial unit on a site totalling approx. 0.46 ha (1.14 acres) plus an adjoining greenfield site of approx. 0.36 ha (0.9 acres)
- Unit D3 is rented at €54,000 per annum (exclusive) whilst Units D2a and D2b are being sold with vacant possession.
- Located in established industrial estate approx. 21 kms southwest of the M50 motorway.

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Location

Blessington Industrial Estate is situated approx. 0.7 km southwest of Blessington town centre, just off the N81 and approx. 21 kms southwest of the M50 motorway which provides rapid motorway access to all of the main arterial routes to and from Dublin.

Description

Units D2a, D2b and D3 Blessington Industrial Estate, comprise two interconnected and one detached industrial unit totalling approx. 1,692 sq.m. There is an adjoining greenfield site of approx. 0.36 ha (0.9 acres) also included in this portfolio.

Each unit is of steel frame construction with insulated metal deck roofs incorporating translucent panels. Loading access to Unit D2a & D2b is via six ground level roller shutter doors and Unit D3 is via two ground level roller shutter doors. Clear internal heights range between approx. 5.3m - 6.3m.

The fit-out of the office accommodation includes a mix of plastered and painted walls and painted concrete block walls, suspended ceilings, a mix of carpeted,

wooden and painted concrete floors, double glazed aluminium windows, air conditioning, wall mounted sockets and perimeter trunking and toilets.

There is also an approx. 0.36 ha (0.9 acre) greenfield corner site to the northwest of the units which fronts onto the N81.

Accommodation

Approx. gross external floor areas

Unit No.	Warehouse (sq.m.)	Office (sq.m.)	Total (sq.m.)
D2A & D2B	418	157	575
D3	987	79	1,066
Total	1,405	236	1,641
Mezzanine	N/A	N/A	51

On a total site area of approx. 0.82 hectares (2.04 acres) including the greenfield site of approx. 0.36 hectares (0.9 acre) as scaled from the OSI map.

Intending purchasers must satisfy themselves as to the accuracy of the floor areas, site

areas and tenancy information referred to throughout this brochure before submitting an offer.

Leases

Unit D3 is currently occupied by AB Converters under an expired lease. The tenant is currently paying a rent of €54,000 per annum (exclusive).

Services

We understand that all mains services including 3-phase power are available to the properties.

BER

BER Numbers: Available upon request
Energy Performance Indicators: Available upon request

Viewing

Strictly by appointment through the sole agent

Price

On application

Further Information

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